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20 GENERAL PROVISIONS

21 § 150.01 BUILDING CODE.

22 (A) Application, administration and enforcement.

23 (1) The application, administration, and enforcement of the code shall be in  
24 accordance with Minnesota State Building Code. The code shall be enforced within the extraterritorial  
25 limits permitted by M.S. § 16B.62, subd. 1, as amended from time to time, when so established by this  
26 section.

27 (2) The code enforcement agency of this municipality is called the City of Stacy.

28 (3) This code shall be enforced by the Minnesota Certified Building Official  
29 designated by this city to administer the code (M.S. § 16B.65, subd. 1, as amended from time to time.)

30 (B) Permits and fees.

31 (1) Except as otherwise provided in this subsection 150.01 (B), the issuance of  
32 permits and the collection of fees shall be as authorized in M.S. § 16B.62, subd. 1, as amended from  
33 time to time.

34 (2) Permit fees shall be assessed for work governed by this code and are set forth in  
35 the city fee schedule. In addition, a surcharge fee shall be collected on all permits issued for work  
36 governed by this code in accordance with M.S. § 16B.70, as amended from time to time.

37 (3) Expiration of building permit:

38 (a) Except as set forth in this subsection below, every permit issued by the  
39 building official under the provisions of this chapter shall expire by limitation and become null and void  
40 if the building of work authorized by such permit is not commenced within 180 days from the date of  
41 such permit or if the building or work authorized by such permit is suspended or abandoned at any time  
42 after the work is commenced for a period of 180 days. Before such work can be recommenced, a new  
43 permit shall be first obtained so to do, and the fee therefor shall be one-half the amount required for a  
44 new permit for such work, provided no changes have been made or will be made in the original plans  
45 and specifications for such work; and provided further, that such suspension or abandonment has not  
46 exceeded 1 year. The building official may extend the time for commencement and completion for 1  
47 year upon written request of the permittee establishing that circumstances beyond the control of the

48 permittee will prevent the permittee from commencing work for which the permit was issued within  
49 180 days of the date of issuance.

50 (b) Any permittee holding an unexpired permit may apply for an extension  
51 of the time within which he or she may commence work under that permit when the permittee is  
52 unable to commence work within the time required by this section for good and satisfactory reasons.  
53 The building official may extend the time for action by the permittee for a period not exceeding 180  
54 days upon written request by the permittee showing that circumstances beyond the control of the  
55 permittee have prevented action from being taken. No permit shall be extended more than once.

56 (c) Moreover, all work commenced pursuant to the issuance of a building  
57 permit by the building official for construction, alteration, repair or remodeling of the exterior or interior  
58 portion of any dwelling or building, including an attached or detached garage, must be completed within  
59 1 year from the date of issuance of the building permit or within 1 year from the effective date of this  
60 chapter, whichever is later. The building official may extend the time for completion 1 additional year  
61 from original date of required completion upon written request of the permittee establishing that  
62 circumstances beyond the control of the permittee prevented completion of the work for which the  
63 building permit was authorized.

64 (Prior Code, §§ 1101.01 - 1101.03) (Am. Ord. 108, passed 5-18-1995; Am. Ord. 2003-5-6, passed 6-10-  
65 2003; Am. Ord. 2010-12-2, passed 12-14-2010)

66 § 150.02 WATER WELL CONSTRUCTION CODE.

67 (A) Water Well Construction Code. The Water Well Construction Code of the Minnesota  
68 Department of Health, being Minn. Rules, Ch. 4725, is adopted and incorporated by reference as a  
69 regulation of the city, and all of the provisions therein set forth shall be as much a part of this section as  
70 if they had been set out in full herein.

71 (Prior Code, § 1102.01)

72 (B) Enforcement. The Minnesota State Building Code shall be enforced in the city by such  
73 city official, Chisago County official, or other qualified individual as shall be designated by the Council.  
74 (Prior Code, § 1102.03) (Am. Ord. 2015-7-1, passed 7-14-2015)

75 § 150.03 INDIVIDUAL SEWAGE TREATMENT SYSTEMS STANDARDS.

76 (A) Standards. The individual sewage treatment systems standards of the Water Quality  
77 Division of the Minnesota Pollution Control Agency, being Minn. Rules, Ch. 7080, are adopted and  
78 incorporated by reference as a regulation of the city, and all of the provisions therein set forth shall be  
79 as much a part of this section as if they had been set out in full herein.

80 (Prior Code, § 1103.01)

81 (B) Copies available from Clerk. Three copies of the individual sewage treatment systems  
82 standards of the Water Quality Division of the Minnesota Pollution Control Agency shall be marked by  
83 the Clerk as the "official copies" and filed for use and examination by the public in the office of the Clerk.

84 (Prior Code, § 1103.02)

85 (C) Enforcement. The Minnesota State Building Code shall be enforced in the city by such  
86 city official, Chisago County official, or other qualified individual as shall be designated by the Council.

87 (D) Common or shared septic systems. Common or shared septic systems are not allowed.

88 (Prior Code, § 1103.03)

89 § 150.04 DEMOLITION AND REMOVAL OF STRUCTURES.

90 (A) Definitions. For purposes of this section, the following definitions shall apply unless the  
91 context clearly indicates or requires a different meaning.

92 ENFORCING OFFICER. The City Clerk, County Building Inspector, City Building Inspector,  
93 employee of the County Building and Zoning Department, or any other person designated by the Council  
94 to inspect buildings or issue building permits within the city.

95                   STRUCTURE. Anything constructed or erected pursuant to a building permit, or which  
96 would require a building permit if constructed under current city ordinances. This shall include signs.  
97 (Prior Code, § 1104.01)

98                   (B)       Demolition and removal requirements. The enforcing officer shall not issue a building  
99 permit for any structure within the city until the applicant repairs, razes, demolishes or properly  
100 disposes of all other structures on the same lot or adjacent lots owned by the applicant. If repair or  
101 removal of other structures is deemed necessary by the enforcing officer, he or she shall provide a  
102 written list of repairs and demolition and disposal requirements to the applicant.  
103 (Prior Code, § 1104.02)

104                   (C)       Applicant's right to appeal. The applicant may appeal the requirements of the enforcing  
105 officer to the Planning Commission sitting as the Board of Adjustments and Appeals and the Council in  
106 accordance with the procedures set forth in § 153.187.  
107 (Prior Code, § 1104.03) (Ord. 92, passed 1-12-1991)

108 § 150.05 PROOF THAT ALL UTILITY EASEMENTS HAVE BEEN OBTAINED.

109                   Every applicant for a building permit must submit proof satisfactory to the City Attorney that all  
110 easements necessary for utilities, ingress, and egress to the subject property have been obtained. No  
111 building permits or utility hook-ups will be allowed without such proof or a written statement from the  
112 City Attorney that no such easements are necessary.  
113 (Prior Code, § 1105.01) (Ord. 93, passed 1-12-1991)

114 § 150.06 LANDSCAPE REQUIREMENT AFTER COMPLETION OF STRUCTURE.

115                   (A)       Landscape completion. Any person granted a building permit by the Council shall  
116 complete basic landscaping of the land on which the structure is located within 30 days after completing  
117 the structure for which the permit is issued. BASIC LANDSCAPING means grading the subject lot or plat  
118 of land to 30 days after completing the structure for which the permit is issued. BASIC LANDSCAPING  
119 means grading the subject lot or plat of land to final grade and installing sodding or grass seed.  
120 (Prior Code, § 1106.01)

121                   (B)       Variance. Any person unable to comply with the requirements of division (A) of this  
122 section may apply for a variance which will be considered in the same manner as a zoning variance  
123 pursuant to § 153.191.  
124 (Prior Code, § 1106.02)

125 § 150.07 ELECTRICAL CODE.

126                   (A)       Purpose. the purpose of this section is to establish an electrical inspections program in  
127 the City of Stacy that is administered and enforced by the city.

128                   (B)       Authority to inspect. The city hereby provides for the inspection of all electrical  
129 installations, pursuant to § M.S. 326B.36, subd. 6.

130                   (C)       Adopted by reference. The Minnesota Electrical Act, as adopted by the Commissioner  
131 of Labor and Industry pursuant to M.S. Chapter 326B, §§ 326B.32 to 326B.399. The Minnesota Electrical  
132 Act is hereby incorporated into this section as fully set out herein. The Minnesota State Building Code  
133 incorporates by reference the National Electrical Code pursuant to Minn. Rules 1315.0020. All such  
134 codes incorporated herein by reference constitute the electrical code of the city.

135                   (D)       Compliance. All electrical installations shall comply with the requirements of the  
136 electrical code of the city and this section.

137                   (E)       Permits and fees. The issuance of permits and the collection of fees shall be as  
138 authorized in M.S. § 326B.37. Any inspection or handling fees will be payable to the city.

139                   (F)       Notice and appeal. All notices of violations and orders issued under this section shall be  
140 in conformance with M.S. § 326B.36, subd. 4.

141                   (G)       Violations and penalties. A violation of the Minnesota Electrical Act is a misdemeanor  
142 (M.S. § 326B.082, subd. 16).

143 (H) Sunset. This section shall be revoked without further action of the City Council once the  
144 Department of Labor and Industry is funded for the 2011 fiscal year by legislative enactment of a state  
145 budget.

146 (Ord. 2011-7-2, passed 7-12-2011)

147 § 150.08 PLUMBING PERMITS, PLANS AND SPECIFICATION REVIEW, AND INSPECTIONS OF PLUMBING  
148 SYSTEMS.

149 (A) Purpose. The purpose of this section is to establish a program for plumbing permits,  
150 approval of plans and specifications, and to authorize inspections required by the plumbing code in the  
151 City of Stacy that is administered and enforced by the city.

152 (B) Authority to inspect. The city hereby provides for plumbing permits, approval of  
153 plumbing plans and specifications, and inspections of plumbing, pursuant to M.S. § 326B.44.

154 (C) Adopted by reference. Minnesota Statutes Chapter 326B, §§ 326B.41 to 326.49 and  
155 Minn. Rules 4715 (“Plumbing Code”) are hereby incorporated into this section as if fully set out herein.  
156 All such codes incorporated herein by reference are adopted pursuant to M.S. § 471.62 as the plumbing  
157 code of the city.

158 (D) Compliance. All plumbing systems, plans and specifications shall comply with the  
159 requirements of the plumbing code of the city and this section.

160 (E) Insurance. Pursuant to M.S. § 326B.44, no person who engages in the business of  
161 plumbing in the city need post a bond or maintain public liability insurance as a prerequisite for  
162 engaging in the business of plumbing, except the bond to the state and insurance required under M.S. §  
163 326B.46 and except any performance bond and insurance required under a contract with the person for  
164 the performance of plumbing work for the city.

165 (F) Permits and fees. Any inspection or permit fees will be payable to the city.

166 (G) Violations and penalties. A violation of the plumbing code of the city is a misdemeanor  
167 and will be reported to the State Department of Labor and Industry (M.S. § 326B. 082, subd. 16).

168 (H) Sunset. This section shall be revoked without further action of the City Council once the  
169 Department of Labor and Industry is funded for the 2011 Fiscal year by legislative enactment of a state  
170 budget.

171 (Ord. 2011-7-3, passed 7-12-2011)

172 § 150.09 ODOR AND CORROSION CONTROL MEASURES; FINANCIAL SECURITY.

173 All building permits issued under this chapter shall comply with the sanitary sewer odor and  
174 corrosion control regulations as set forth in § 52.61 of this city code.

175 (Ord. 2012-6-1, passed 6-12-2012)

176 UNIFORM STREET NAMES AND NUMBERS

177 § 150.20 PURPOSE.

178 For the purpose of providing for the health, safety, and general welfare of the residents,  
179 including the aiding of delivery of efficient responses in emergency situations, the county’s uniform  
180 system of naming streets and numbering properties and principal buildings is hereby adopted for use in  
181 the city. Where discretion in naming exists within the county’s system, the City Council shall have the  
182 final authority to determine the street name. Any petition to rename an existing street shall require  
183 action by the City Council.

184 (Prior Code, § 303.01)

185 § 150.21 REVOCATION OF PRESENT ADDRESS SYSTEM.

186 All the present names of the streets, avenues and public ways, within the corporate limits of the  
187 city, as heretofore used and the designations thereof formerly applied to said streets, avenues, and  
188 public ways, and whether the same have been fixed by dedication of plats as the same appear on file in  
189 the office of the County Recorder of Chisago County, or by common consent or otherwise, are hereby  
190 revoked, set aside, and extinguished.

191 (Prior Code, § 303.02)

192 § 150.22 UNIFORM NUMBERING SYSTEM.

193 (A) All properties or principal buildings within the city shall hereafter be identified by  
194 reference to the Uniform Numbering System adopted herein.

195 (B) All existing numbers of properties or principal buildings not now in conformity with the  
196 provisions of this subchapter shall be changed to conform to the system herein and adopted within 90  
197 days from the date of the publication of this subchapter. Each principal building shall bear the number  
198 assigned to the frontage on which the front entrance is located. In case a principal building is occupied  
199 by more than 1 business or family dwelling unit, each separate front entrance of such building shall bear  
200 a separate number.

201 (Prior Code, § 303.04)

202 § 150.23 DISPLAY OF NUMBERS.

203 It shall be the duty of the property owner of every house, industrial, commercial, or other  
204 building to have proper house or building numbers, either by affixing such number in metal, glass,  
205 plastic, or other durable material; the numbers shall be not less than 3 inches in height, in a contrasting  
206 color to the building; the numbers shall either be lighted or made of some reflective material and so  
207 placed to be easily seen from the street, or placed on the mailbox if the mailbox be on the street of the  
208 property and the house cannot be seen from the street. The numbers shall be so placed within 90 days  
209 from the date of the publication of the ordinance set forth in this subchapter. All auxiliary buildings  
210 within a unit having an assigned number, such as garages, barns, and buildings of like nature, are not  
211 affected by this subchapter.

212 (Prior Code, § 303.05)

213 § 150.24 ADMINISTRATION.

214 The Clerk or Building Inspector shall be responsible for maintaining the numbering system and  
215 shall keep a record of all numbers assigned under this subchapter. The county assigns additional  
216 numbers in accordance with the official numbering system whenever a property has been subdivided, or  
217 a new front entrance opened. The property owner shall be responsible for obtaining suitable numbers  
218 for property identification pursuant to this subchapter.

219 (Prior Code, § 303.04)

220 § 150.25 VIOLATION.

221 Whoever shall fail to comply with the provisions of this subchapter, or whoever shall affix to or  
222 display upon any house or building any such numbers other than those assigned to it, shall be guilty of a  
223 petty misdemeanor.